



106 Blenheim Park Road
South Croydon, CR2 6BF

Guide Price £650,000



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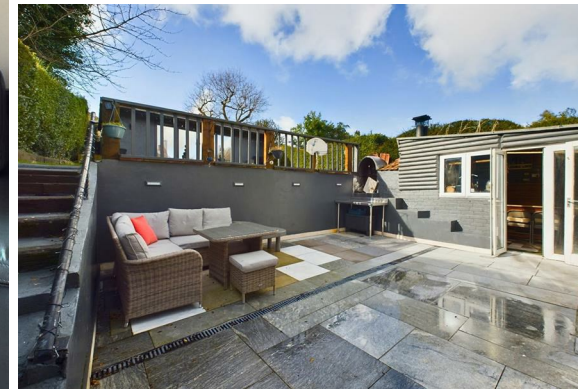
Guide Price £650,000 - £675,000

Daniel Adams are proud to offer this charming 3-bedroom detached house nestled in a prime residential location bordering South Croydon and Purley. This delightful property offers a spacious layout and convenient features for modern living.

The property boasts lovely views, creating a serene backdrop for everyday living. Upon entering, you are welcomed by a bright atmosphere that leads you to discover the well-appointed living spaces. The ground floor features a kitchen, sun room, laundry room and integral access to the garage for added convenience, along with off-road parking and an EV charging point.

Enjoy outdoor gatherings with a large patio area with access to an outdoor kitchen and bar, perfect for entertaining and al fresco dining. A highlight of this property is the outbuilding/office nestled at the rear of the garden, complete with a shower ensuite, offering flexibility and privacy for anyone wanting a home gym, working from home or additional space for guests and extended family members. Upstairs, three comfortable bedrooms await, accompanied by a bathroom with a separate WC.

Conveniently located close to amenities, transport links, and exceptionally reputable primary schools such as Regina Coeli, Cumnor House and Krishna Avanti. With secondary schools such as John Fisher, Harris Academy, Whitgift, Wilsons and Wallington Girls to name a few. This property offers the perfect blend of convenience and accessibility. Whether enjoying the scenic surroundings or exploring nearby attractions, this home offers a harmonious blend of comfort and convenience in a sought-after area.





Entrance Hall
14'7" x 6'6" (4.47m x 2.00m)

Living Room
24'8" x 11'2" (7.54m x 3.41m)

W/C
5'1" x 2'7" (1.56m x 0.81m)

Kitchen
11'5" x 9'4" (3.49m x 2.87m)

Sunroom
5'4" x 22'2" (1.63m x 6.77m)

Laundry Room
7'8" x 9'2" (2.36m x 2.8m)

Garage
17'0" x 9'7" (5.19m x 2.94m)

Landing
11'5" x 4'5" (3.5m x 1.35m)

Bedroom 1
11'10" x 12'0" (3.63m x 3.66m)

Bedroom 2
12'4" x 11'3" (3.78m x 3.44m)

Bedroom 3
8'1" x 6'7" (2.48m x 2.01m)

W/C
2'5" x 4'7" (0.76m x 1.41m)

Bathroom
6'3" x 8'11" (1.91m x 2.74m)

Outbuilding/Annex
15'2" x 27'2" (4.64m x 8.3m)

Shower Ensuite
7'4" x 3'11" (2.26m x 1.21m)



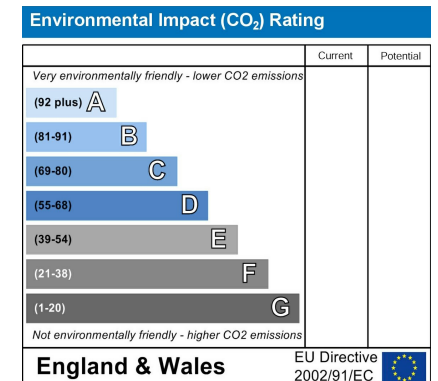
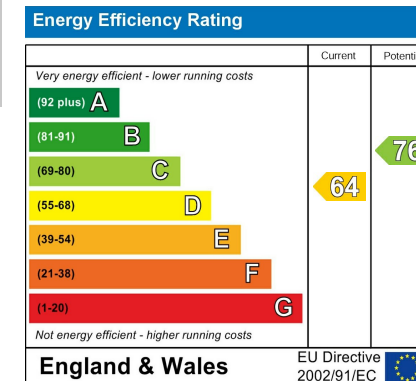
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Coulsdon Sales Office on 0208 763 8878 if you wish to arrange a viewing appointment for this property or require further information.



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